MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

FEBRUARY 21, 2012

INVOCATION:
Pastor Carl Neilsen of Bethel Lutheran Church gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Acting Assistant City Manager Lara, Police Chief Macagni, Director of Public Works/City Engineer Whitehead, Director of Administrative Services Visé, Director of Utilities Sweet, Director of Community Development Appel, Director of Parks & Recreation Posada, Fire Chief Orr, City Librarian Housel, Planner III Shipsey, Code Compliance Officer Lennon, and Acting Chief Deputy City Clerk Garietz.

RESOLUTION FOR RICKY LARA
Mayor Lavagnino read Resolution No. 2012-10 commending Rick Lara for his four years of outstanding service to the All-America City Committee.

Resolution No. 2012-10 commending Ricky Lara was adopted on motion by Mayor Lavagnino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-10 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, COMMENDING RICKY LARA FOR HIS FOUR YEARS OF OUTSTANDING SERVICE TO THE ALL-AMERICA CITY COMMITTEE.

RESOLUTION FOR BOB ORACH
Councilmember Boysen read Resolution No. 2012-11 commending Bob Orach for his fourteen years of outstanding service to the All-America City Committee.

Resolution No. 2012-11 commending Bob Orach was adopted on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-11 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, COMMENDING BOB ORACH FOR HIS FOURTEEN YEARS OF OUTSTANDING SERVICE TO THE ALL-AMERICA CITY COMMITTEE.

RESOLUTION FOR A.J. WILLIAMS
Councilmember Cordero read Resolution No. 2012-12 commending A.J. Williams for his two years of outstanding service to the All-America City Committee.

Resolution No. 2012-12 commending A.J. Williams was adopted on motion by Councilmember Cordero, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-11 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, COMMENDING A.J. WILLIAMS FOR HIS TWO YEARS OF OUTSTANDING SERVICE TO THE ALL-AMERICA CITY COMMITTEE.

LISTOS TRAIN-THE-TRAINER GRADUATES
Fire Chief Orr presented 10 graduates of the Listos Train-the-Trainer course with a plaque. Each will become instructors and will share the knowledge, skills and abilities learned in the 10-week course to prepare the Hispanic community for a disaster. The City Council congratulated the graduates.

VOLUNTEER OF THE MONTH
Councilmember Orach presented a gift to Pioneer High School Associate Student Body and to Lisa Walters for hosting a Halloween Dance for seniors at the Elwin Mussell Senior Center, along with assisting in the Heart Walk, Muscle Walk for Muscular Dystrophy, and the Coat-A-Kid drive.

FFA WEEK
Councilmember Patino read a proclamation declaring the week of February 18-25, 2012, as "FFA Week" in the City of Santa Maria. The proclamation was accepted by Valerie Cañas, FFA Chapter President, and the Officer Team.

PUBLIC COMMENT
Lori Macagni spoke about her experience with the Police Department and expressed her empathy and sympathy for those involved in the recent incident.

Bob Ziener spoke about the proposed expansion of the airport for the firefighting aircraft.

Wanda McDonald stated she was disheartened with the City due to the recent shooting. She feels that the blame belongs with the person who started the whole incident in motion, and that people seem to be forgetting about the victim of the assault, as well as the officer and his friend who had to shoot him.

Margi Hanes spoke about the individuals and the Police Officer's Association who were using the recent incident to push their agendas against the Police Chief. She felt that Officer Covarrubias was responsible for the actions which caused the unfortunate tragedy.

Pedro Navarro spoke about the violence in his neighborhood and the need for more security.

Terri Zuniga commended Chief Orr for his creativeness with finding grant opportunities to assist with staffing the new fire station, and asked for transparency in handling the ongoing investigation.

Vibiana Saavedra spoke about the officer-involved shooting, the cost of the outside investigations of the Police Department, and commented that the City Manager should relieve Chief Macagni of his duties.

Paul Berry spoke in support of the City's leadership and the Police Chief.

Dennis Szczepanski commented that the City was not listening to the public; and that since the investigation into the Police Department was being paid for by the City, the results would not truly reflect the environment in Police Department.

Jerome Stevens spoke about the City's Municipal Code regarding banners and how the new code was a disadvantage to him in actively promoting an entertainment business like

his. Mayor Lavagnino asked Director of Community Development Appel to contact Mr. Stevens to discuss the matter further.
Frank Herrera spoke about putting on a car show at the Fairpark, and that the new Municipal Code regarding banners and signs has affected his ability to advertise and promote the events. He would like the same consideration for promotional signs that campaign candidates receive when they post signs. Mayor Lavagnino asked that Director of Community Development Appel assist Mr. Herrera as well.

Ricardo Soto commented that Officer Covarrubias should have received a formal police burial, and asked the City Attorney to draft an ordinance regarding term limits for Councilmembers.

Hazel Putney of PUEBLO spoke about her concern for the safety of the community and asked that Chief Macagni be fired. She stated that the authority and responsibility to hire and fire the Chief of Police should be with the City Council with input from the community.

Nancy Stewart spoke in support of the Police Department and the Chief of Police, and feels that the negative comments were coming from disgruntled people.

3. CONSENT CALENDAR
Councilmember Cordero requested Item 3G, 3H, 3I, and 3K be pulled for comment.

Item 3G – RDA Transfer of LAIF

Councilmember Cordero asked where the sum of money came from that was taken out of the LAIF account.

Director of Administrative Services Visé responded that $514,000 belonged to the RDA. The City was allowed to have a maximum of $50 million per account to invest. The remaining funds belonged to the Water Fund and the General Fund.

Item 3H – Fire SAFER Grant

Councilmember Cordero thanked Fire Chief Orr for his forward thinking and looking for ways to support the City's Fire personnel in the event the tax measure does not pass, and if it does the City will be that much further ahead.

Item 3I – AB 109/2011 Realignment Response Activity Fund

Councilmember Cordero commented that the State is providing the City with $24,600 to help deal with criminals that are going to be released in our City. It was also giving the County of Santa Barbara $60,000 for overtime to have officers to seek out people to make sure they're complying with their probation. He asked Police Chief Macagni how significant the money will be toward addressing the issues that the City will have to address on a daily basis.

Police Chief Macagni responded that the money would not go very far. With the majority of the 600 releasees from the State coming into the North County, the funding would not last very long. They will be rounded up and transported back to Santa Barbara in a short time and it will cost the City a lot more than the funding amount provided by the State.

Item 3K – NCSD Assessment District Formation

Councilmember Cordero asked if the City sells NCSD as much as 6200 acre feet of water, what will the City's condition be in the future for its build-out? It seems like 6200 acre feet is a small amount when compared to the amount and the various resources of water the City has. If in the future, the City gets to a point where it cannot supply the water, will the City still be compelled to supply NCSD water? Additionally, if there is a shortage in the City's water or the quality of the water goes down, can the City say it will no longer provide the water anymore?

Director of Utilities Sweet replied that the City and Nipomo draw water from the same basin. The City had to be cautious of the viability and reliability of State water. The City has ample pipeline capacity, and it needs to make sure it keeps filling the pipeline. Director Sweet said in a worst case scenario, the City would prevail. He explained that, in the worst case

scenario, agriculture would have to cease to exist in the Valley, the City of Santa Maria would have a population of over a quarter of a million people, and Nipomo would have to be asking for their extreme draw. And that it would be an amazing scenario.

Councilmember Patino asked if people could extract water from their wells in Nipomo?

Director of Utilities Sweet said there was no restriction on someone extracting water from their own well.

Councilmember Cordero asked what if the Assessment District did not pass?

Director of Utilities Sweet responded that that the Assessment District was not being formed by this scenario. Nipomo would continue to have the issue of an over-extraction of water for their area. How that issue would be addressed is still up for discussion, but it would still have to be addressed.

Consent Calendar Items 3A through 3K were approved on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of February 7, 2012, were approved as submitted.

C. ESSENTIAL SERVICES MEASURE (U2012)
Resolution No. 2012-13 was adopted approving non-substantive, typographical amendments to the Essential Services Measure (U2012) ballot label and directing the Acting Chief Deputy City Clerk to submit the amended ballot label to the Santa Barbara County Elections Official.

Resolution No. 2012-13 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING NON-SUBSTANTIVE, TYPOGRAPHICAL AMENDMENTS TO THE ESSENTIAL SERVICES MEASURE (U2012) BALLOT LABEL PURSUANT TO ELECTIONS CODE §9051(b).

D. FEDERAL STIMULUS FUNDS UPDATE
The City Council received and ordered filed a status report regarding Federal stimulus funding grants and entitlements that the City of Santa Maria is receiving and putting to work.

E. WARRANTS
Warrant Nos. 170959 to 171259 totaling $1,699,117.72 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 166278 and 171093 were cancelled.

F. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

G. TRANSFER OF AUTHORITY OF LAIF FUNDS TO SUCCESSOR AGENCY
Resolution No. 2012-14 was adopted approving the transfer of Redevelopment Agency's investment account with the Local Agency Investment Fund (LAIF) to the City as successor agency, and authorize officers to order the deposits and withdrawals of funds in LAIF.

Resolution No. 2012-14 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE TRANSFER OF THE DISSOLVED CITY OF SANTA MARIA REDEVELOPMENT AGENCY'S INVESTMENT ACCOUNT WITH THE LOCAL AGENCY INVESTMENT FUND (LAIF) TO THE CITY OF SANTA MARIA AS THE SUCCESSOR AGENCY; AND AUTHORIZING CITY OF SANTA MARIA OFFICERS OR THEIR SUCCESSORS IN OFFICE TO ORDER THE DEPOSIT OR WITHDRAWAL OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND.

H. SAFER GRANT
Resolution No. 2012-15 was adopted approving the submission of a Department of Homeland Security Staffing and Adequate Fire and Emergency Response (SAFER) grant application.

Resolution No. 2012-15 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE SUBMISSION OF AN APPLICATION, FOR A STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT.

I. AB 109/2011 POLICE GRANT
Resolution No. 2012-16 was adopted approving the appropriation to be allocated to the Santa Maria Police Department under provisions of California State Assembly Bill 109/2011 Realignment Response Activity Fund.

Resolution No. 2012-16 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROPRIATING FUNDING UNDER THE AB 109/2011 PUBLIC SAFETY REALIGNMENT ACT.

J. CALL FOR BIDS
The City Council granted approval to call for bids on the plans and specifications for 2012 Hermosa Street Reconstruction, Bid No. 2012/04.

K. NCSD ASSESSMENT DISTRICT FORMATION
Resolution No. 2012-17 was adopted granting consent to the formation of the Assessment District by the Nipomo Community Services District.

Resolution No. 2012-17 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, GRANTING CONSENT TO THE FORMATION OF AN ASSESSMENT DISTRICT BY THE NIPOMO COMMUNITY SERVICES DISTRICT.

4. EFFICIENCY UNIT ORDINANCE AMENDMENTS TO TITLE 9 AND TITLE 12 TO THE SANTA MARIA MUNICIPAL CODE RELATING TO EFFICIENCY DWELLING UNITS WITHIN THE C-1 AND C-2 ZONING DISTRICTS, Z-2011-002, E-2011-028 (CITYWIDE).
Planner III Shipsey gave the staff report. The City Council is asked to consider recommendations from the Planning Commission to authorize the filing of a Negative Declaration of Environmental Impact for the Efficiency Unit Ordinance Project and adopt an ordinance for amending Title 9 and Title 12 of the Santa Maria Municipal Code.

Code Compliance Officer II Lennon discussed how the Efficiency Unit Ordinance would give families a more affordable and safer option than living in un-permitted garage conversions, room additions that were once covered patios, and in some cases were once sheds. Families are already living in one-room motels, with attendant problems such as over-crowding, no laundry facilities, and no cooking capabilities. The number of occupants would be limited based upon the square footage of habitable space of the efficiency unit, rather than rooms or relationship of occupants to the main tenant. An on-sight caretaker would be required as a local single point of contact which would allow all City services such as water, sewer, fire, police, and Code Compliance to be delivered efficiently and effectively, as well as would expedite any investigation and immediate corrective action if necessary. A Planned Development permit would be required. The Planning Department would be able control the design and layout of the suite and protect the occupants by ensuring safety designs are installed. Requirements for inspection ensure safe and decent residential amenities. A Certificate of Occupancy would assure strict compliance with approved development plans and conditions. Outdoor space would be limited and regulated to prevent the storage of "junk" cars, and each tenant would be afforded on-site parking. Code Compliance recommends the ordinance require an on-site caretaker for every proposed efficiency project.

Planner III Shipsey discussed the proposed amendments and features of the new ordinance. Building Permits would be required for conversions and new construction. The ordinance applies to the C-1 and C-2 Zoning Districts only, located along Broadway, Main Street and then along the 101 corridor. The ordinance would be precedent-setting in that the City does not allow residential uses in the C-1 and C-2 Zoning Districts. The minimum floor area of the unit would not be less than 150 square feet. Presently, the code allows for 220 square feet, which means that one to four people could live in an efficiency unit depending on its size with the maximum size being 449 square feet. The Planning Commission must make special findings that the project and its operations will result in an overall superior living environment. Building permits are required for conversions and new construction. A caretakers residence was required for 20 units or more by the Planning Commission. Code Compliance is recommending that an on-site caretaker manager be required for all efficiency unit projects. Parking spaces would also be required based on code, but bicycle parking would be required. Commercial landscaping standards would be applied and there would be common interior, exterior and open space amenities required on a case-by-case basis. He discussed some alternatives the Council could choose, such as keeping the 220 square foot standard as opposed to the 150 square feet making the largest unit 519 square feet for four occupants, and modifying individual development standards to require a caretaker for all projects.

Mayor Lavagnino asked if the ordinance could be imposed on units that have already been converted.

Planner III Shipsey confirmed that the restrictions would only apply to new conversions or construction.

Councilmember Boysen commented on the Planning Commission's recommendation to require a caretaker for 20 units or more, and the Code Compliance Division was suggesting a caretaker for all projects. He asked if Code Compliance did not want to see small projects?

Planner III Shipsey replied the intent of the ordinance requires that an efficiency unit project must have five units or more. Code Compliance is requesting that if a five-unit project comes in, then one of the units should be a caretaker unit so that Code Compliance has a person to talk to and to resolve issues before they become serious problems.

Councilmember Orach asked staff to clarify whether the recommendation was for a caretaker to be on-site for projects with 20 or more units, or was it Code Compliance's recommendation to have a caretaker on-site for every project with five or more efficiency units.

Planner III Shipsey responded that smaller motels with transient or non-transient occupants are problems. To have a person be a point of contact at that location gives Code Compliance an advantage and to have someone be responsible. The code currently provides that if there are 20 or more units in an apartment complex, an on-site manager is required. The ordinance was following that logic; however, Code Compliance feels there is a need for more oversight or control with these types of projects.

Director of Community Development Appel commented that Code Compliance did not have an opportunity to review the section relating to on-site caretakers. He supports their view, and pointed out that if there was a problem with a driveway or landscape related issue, it needed to be addressed with the owner, not the tenants. This would give Code Compliance a chance to have a contact point on-site.

Councilmember Cordero asked if the property manager could be the go-to person, instead of having a go-to person in one of the five units. He also asked about retaining affordability of the units, and if the ordinance affects the City's RENA numbers.
Planner III Shipsey answered that the intent of the ordinance was not to allow for partial conversions. He also said the ordinance did not address affordability in the very low, low income range; it targeted people who may not have a security deposit, down payment, or first and last months' rents. They were living in motels and making weekly payments. Non-residential use units that would be converted into residential units would count toward the City's RENA numbers.

Councilmember Boysen stated he had a problem with holding these smaller efficiency units to a higher standard than to an apartment building. If the City was requiring that unit to be brought up to code with a bath and kitchen facilities, and there is a maximum number of people in the unit, it would seem they should be held to the exact same standard as an apartment building in a residential zone.

City Manager Haydon said the premise was that apartments have been designed as and constructed for long-term housing. They anticipate a number of people living there on a permanent or semi-permanent basis. The dwelling units being addressed with the efficiency ordinance in the C-1 and C-2 corridors had been designed as transient occupancy 40, 50, sometimes 60 years ago. They were units that were designed for travelers coming up and down Highway 135. Now that travelers travel on Highway 101, the structures were now being used as permanent residences. They were not designed for that type of use and do not have the amenities for that. The idea between the efficiency ordinance was to bring the dwellings up to code with standardized living arrangements similar to what an apartment building would have.

Councilmember Boysen said he understands and agrees that this is a more transitional type of housing stock the City was providing.

Councilmember Patino stated that the City was not just warehousing numbers. There were so many problems with the apartments in this City. It is time to raise the City's standards. The need for an on-site manager is necessary no matter how small the project is. This is a problem with many of the apartments; they do not have on-site managers. She asked if the City could use the CC & R's of a project to obtain compliance? She would like to see a tot-lot so kids have a place to play. It appears the City was raising standards for these dwellings, but the City cannot go back and require the rundown apartments to comply. Adobes de la Maria is a clean operation. It is run with certain house rules and even background checks. She would like to see similar standards for the rundown apartments. She also would not want pedophiles living in that same complex as herself and family. It is important that the City go as far as it can with some of these ordinances the City passes to ensure the safety of children and families.

Councilmember Orach asked about school fees relating to these efficiency projects. With the efficiency dwellings open to families, undoubtedly more children will be added to the already over-impacted schools.

Planner III Shipsey responded that in conversations with the school districts, they indicated 59 students in the SM/Bonita School District were living in motels throughout the City. When a motel goes through the Planned Development Permit process to get a building permit, it will require payment of growth mitigation fees and schools fees at a rate of the difference between a commercial rate and a residential rate.

Councilmember Boysen said one point the City needs to keep in mind is that the families are already in the community. They were staying in shelters, and are the working poor. He agreed that there needed to be an on-site manager, and would encourage the Council to keep in mind that the efficiency ordinance is solving a residential problem that exists already in the City.

Senior Assistant City Attorney Stockton commented that if the room size of 150 square feet was too small, perhaps the 220 square feet could be easily accomplished. The on-site manager was addressed which is also the recommendation of Code Compliance. The tot-lot was not specifically required, but there were standards that require outdoor common space. Vehicles are addressed in the municipal code already through the property nuisance ordinance. The ordinance does not address insurance. That would be difficult to address because it is a matter of State law. Conditions, covenants and restrictions were private rules and enforced by the people that have the project, not the City. The ordinance does require lockable bicycle storage. If the Council wishes to have additional space provided for outdoor storage, it could be added to the ordinance. The concern that people might live in these developments that are not the sort of people we want to live with cannot be included in the Planned Development process and would be very difficult to enforce. Subsidized projects tend to have a lot of restrictions. When a previous version of the efficiency ordinance (single room occupancy) was presented several years ago that did not pass, it included a residential inspection program. It was considered for this ordinance, but the City does not have resources to pay for a residential inspection program. Code Compliance

suggested the on-site manager as a compromise to assign responsibility and have a point of contact.

Mayor Lavagnino opened the Public Hearing.

Hazel Putney of PUEBLO spoke in support of the efficiency ordinance, and suggested if the City was going to use these units toward the State mandate, it should consider adding rent control to ensure the units stay affordable.

Planner III Shipsey responded that any qualified affordable housing project would have long-term affordability restrictions which was enforced through a density bonus or a low income tax credit project.

Nancy Stewart spoke about updating some of the substandard motels in the City, as opposed to finding housing for the people who need housing. She asked how the City would control the number of people in the units? One or two parking spaces may be provided, but if there are four or five people living in the unit, there will be at least four or five vehicles. Unless the City can control the number of vehicles per unit, the City will end up with a junk yard.

Toru Miyoshi spoke about the limitation of how long he could speak during a public hearing, and about his support of the ordinance, but was concerned about the parking for the units and other adverse impacts to existing contiguous businesses and about keeping the units affordable.

Vibiana Saavedra spoke in support of the efficiency ordinance and about the people who do not have a lot money to afford expensive housing. They deserved a safe place to live. She also recommended that a manager be required on-site to take care of the property, but to assist the residents as well.

After all speakers were heard, Mayor Lavagnino closed the Public Hearing.

Councilmember Cordero asked if the motels convert to efficiency residences, could they still rent the efficiency units for a motel-type use if there was availability.

Planner III Shipsey responded that the units will either be a motel or an efficiency unit project, but not both. He spoke about the parking standard being one parking space per three units, not one parking space per one unit. The standard used is the senior housing standard for units less than 600 square feet. The Council may want to change the ordinance to require the one parking space per one unit, or some other variation.

Mayor Lavagnino suggested that a matrix be presented to show what staff was proposing, what Code Compliance was recommending, and what the various options could be.

Councilmember Boysen asked what the parking requirements were for motels.

Planner III Shipsey responded that it is one parking space per one unit, and two parking spaces for the manager.

The item was continued to the meeting of April 3, 2012, to review a detailed matrix of options for the efficiency unit projects, on motion by Councilmember Cordero, seconded by Councilmember Patino, and carried on the following vote:

AYES:	Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2012-18 and Ordinance No. 2012-01 were not considered for approval.

Resolution No. 2012-18 was not considered for adoption. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR AMENDMENTS TO TITLES 9 AND

12 OF THE SANTA MARIA MUNICIPAL CODE RELATING TO EFFICIENCY DWELLING UNITS AND EFFICIENCY UNIT PROJECTS (FILE NOS. Z-2011-002, E-2011-028).

Ordinance No. 2012-01 was not considered for introduction. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADDING SECTION 9-1/211/1, EFFICIENCY DWELLING UNITS, AND ADDING CHAPTER 12-52, EFFICIENCY UNIT PROJECTS, TO THE SANTA MARIA MUNICIPAL CODE (FILE NOS. Z-2011-002, E-2011-028).

5. 2012 TECHNICAL AMENDMENTS TO THE SANTA MARIA MUNICIPAL CODE. Senior Assistant City Attorney/Utilities Counsel Stockton gave the staff report. The City Council is requested to consider an ordinance making various technical amendments to the Santa Maria Municipal Code. As part of an ongoing project beginning in 2000, the City Attorney's Office has collected a list of Municipal Code provisions that work ineffectively for technical reasons or need to be updated because of changes in State law or City operations. The proposed ordinance will (1) update the City's citation authority ordinance to reflect current personnel classifications; (2) correct two formatting errors in the administrative citation ordinance; (3) make clarifying changes to the personnel ordinance that include revisions for formatting and terminology consistency, addition of a definition, clarification of the employment application procedure, and addition of a limited application scores review procedure; (4) clarify the good neighbor ordinance to state that a good neighbor permit is not required if another "permit" has already been issued for the event, activity or program; (5) make clarifying changes relating to the retired Code Compliance Board, and correct a cite reference in the property nuisance ordinance; and (6) remove a word from the stormwater runoff pollution prevention ordinance.

Ordinance No. 2012-02 amending various sections of the Municipal Code was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2011-02 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE SANTA MARIA MUNICIPAL CODE, RELATING TO MAINTENANCE OF THE CODE, PERSONNEL, ITINERANT SHOWS, DANCES, PROPERTY NUISANCE, AND PARADES.

CITY MANAGER'S REPORT

City Manager Haydon reported on items anticipated for the March 6, 2012, City Council meeting, including the second reading of the technical amendments ordinance, a proclamation, a bid award, a notice of completion for the 2011 Street Overlay project, an agreement with the Santa Maria Joint Union High School District regarding pool maintenance, a cost coverage agreement for the Delta Habitat Conservation and Conveyance program, and a goal setting exercise to receive the 2011-2012 citywide goals and reaffirm which goals are still applicable for the 2012-14 budget cycle. City Manager Haydon reminded the Council of the remaining vacancies on the All-America City Committee and the Landmark Committee.

ORAL REPORTS BY COUNCILMEMBERS

Councilmember Boysen reported that he attended several Board of Supervisors meetings, and today the Board of Supervisors voted to go against staff's recommendation to not accept a deed in lieu on the Bridge House Homeless Shelter in Lompoc. The Board instructed staff to accept the deed in lieu and to get Bridge House reopened as soon as possible. Councilmember Boysen stated that getting Bridge House reopened will take significant pressures off the City's shelter services. He has asked to participate on a panel that will be presenting the development of Rancho Hermosa at the California Housing Annual Conference in Sacramento, and the Santa Maria Country Club will be hosting the California Community College Golf Championship on May 14th.

Councilmember Patino reported that she attended a water board town hall meeting, the SA Recycling presentation at the Vet's Memorial Building, and a Peace Week meeting.

Mayor Lavagnino reported that he toured the new Marian Hospital, the Mayors Lunch in Lompoc, the SBCAG and APCD meeting in Santa Barbara, and a Veteran's Breakfast at the Vet's Memorial Building with Lois Capps.

Councilmember Orach reported that he worked, played golf, attended an All-America City Committee meeting dinner, the Chamber of Commerce Economic Development and Forecast presentation, and the Lincoln Club Candidate's Night forum at Shepard Hall.

Councilmember Cordero reported that he attended a Peace Week meeting, spoke before the Board of Supervisors on behalf of Good Samaritan to get the Lompoc shelter back open, and attended the Crusin' for Life dinner at the fairgrounds. He asked for a letter of appreciation on behalf of the City Council to be sent to the Board of Supervisors expressing the City's satisfaction with the Lompoc shelter issue.

ADJOURNMENT
There being no further business to come before the City Council at this time, the meeting was declared adjourned by Mayor Lavagnino in honor of Ernest Righetti II at 9:00 p.m.

APPROVED

March 6, 2012
Date

Acting Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Mayor of the City of Santa Maria

ATTEST

Acting Chief Deputy City Clerk